CITY OF MILPITAS
Building & Safety Division
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.ci.milpitas.ca.gov

RESIDENTIAL KITCHEN REMODEL

PERMIT & CODE REQUIREMENTS

1. PERMIT INFORMATION:

- ❑ A Building Permit may be issued only to a State of California Licensed Contractor or the Homeowner.
- ❑ Building Permits may be issued to a Homeowner for construction if that Homeowner indicates the intent to do his or her own work personally. If the inspection indicates the Homeowner is unable to perform the work satisfactorily, then a licensed contractor must perform the work.
- ❑ If the Homeowner is planning to hire workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to issuance of a Building Permit.

2. ROOM REQUIREMENTS

- ☐ **Ceiling height:** Ceiling height shall not be less than 7'-0" in kitchen per CBC Section 1208.2.
- ☐ **Doors:** A self-closing, tight fitting, solid-wood door 1-3/8" thick or a 20 minute fire-rated door is required between a kitchen and the garage per CBC Section 406.1.4(1).
- ☐ **Water closet room separation:** A room in which a toilet room is located shall be separated from food preparation or storage rooms by a tight fitting door per CBC Section 302.6.

3. BUILDING REQUIREMENTS

- ❑ All work must comply with 2007 California Building, Mechanical & Plumbing Codes, 2007 California Electrical Code, and the 2007 California Energy Code.
- ☐ **Smoke alarms:** When the value of the work exceeds $1,000, provide smoke detectors. They shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area and at each story. In existing construction, detectors may be battery operated.
- ☐ **Spark arrestor:** When the value of the work exceeds $1,000, a spark arrestor must be installed on fireplace chimneys if one does not exist per MMC Section II-3-2.07.

4. ELECTRICAL REQUIREMENTS

- ☐ **Wall counter spaces:** A receptacle outlet shall be installed at each wall counter space that is 12 inches or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches measured horizontally from a receptacle outlet in that space per CEC Section 210.52(C)(1).
- ☐ **Receptacle outlet location:** Receptacle outlets shall be located above, but not more than 20 inches above the countertop and not in a face-up position on the countertop. Receptacle outlets rendered not readily accessible by appliances fastened in place shall not be considered as these required outlets per CEC Section 210.52(C)(5).
- ☐ **Island counter spaces and peninsular countertop:** At least one receptacle is required at countertop with a long dimension of at least 24 inches and a short dimension of at least 12 inches per CEC Section 210.52(C)(2) and (3).
- ☐ **Two small appliance circuits required:** CEC Section 210.52(B) requires two or more 20-ampere small appliance branch circuits for all receptacle outlets for the small appliance loads (including refrigeration equipment) in the kitchen, dining room, pantry, breakfast room, electric clock receptacle, and electric loads associated with gas fired appliances; but these circuits are to have no other outlets. Provide separate circuits for the garbage disposal and the dishwasher.

☐ **Receptacle protection:** Protect with GFCI(s) per CEC Section 210.8(A)(6). Refrigeration equipment is exempt from the GFCI requirements. 210.52(B1 exception #2 shall be permitted to be supplied from individual branch circuit.

5. ENERGY REQUIREMENTS Kitchen lighting shall conform to 2005 California Energy Efficiency Standards section 150(k) as follows:

☐ **General lighting:** At least 50% of the total lighting WATTAGE (based upon the maximum allowed for each fixture) is required to be high efficacy (fluorescent), activated separately from any low efficacy lighting.

☐ **Recessed lighting fixtures:** All lighting fixtures recessed into an insulated ceiling shall be approved for zero-clearance **IC rated** (Insulation Cover) and **AT rated** (Air Tight) by Underwriters Laboratories or other recognized testing laboratories.

6. PLUMBING REQUIREMENTS

☐ **Dishwasher:** On the discharge side of the dishwasher provide a listed air gap fitting. Listed air gaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain board whichever is higher per CPC Section 807.4.

7. MECHANICAL REQUIREMENTS

☐ **Range and cook top unit installation:** Appliance must be listed as a household type. Vertical clearance to combustibles is 30 inches (24 inches if ¼" millboard and 28 gage metal installed or listed hood installed) per CMC Section 507.0. Horizontal clearances to vertical surfaces shall not be less than listed on the cooking unit. Lesser clearances allowed for listed appliances per terms of listing.

☐ **Hood requirement:** The CMC or the CBC does not require Range Hoods.

☐ **Microwave:** Microwave must be listed for installation over range.

8. ADDITIONAL INFORMATION FOR YOUR USE

☐ **Receptacle supply:** Feed kitchen receptacles from two or more of the required 20-ampere small-appliance branch circuits per CEC Section 210.52(B)(1).

☐ **Appliance circuits:** Separate circuits suitable for the load are required for each appliance: dishwasher (20 amp), garbage disposal, trash compactor, etc. (CEC Sections 210.8, 210.52, 220.4, 220.16).

☐ **Dishwasher and garbage disposal circuiting:** Separate circuits shall be provided per CEC Section 430.53(A). Dwelling unit multi-wire branch circuits that terminate on the same mounting strap or yoke of a receptacle must be provided with a means to simultaneously disconnect all ungrounded circuit conductors per CEC Section 210.4 B.

☐ **Ranges, ovens, and other cooking appliances:** Branch circuit conductors shall have an ampacity rating of not less than the maximum load served. For ranges 8¾ kW or more rating, the minimum branch-circuit rating shall be 40 amperes per CEC Section 210.19(C). A minimum 40-ampere rating would be No. 8 type TW copper or No. 6 Type TW aluminum.

☐ **Lamp socket type and switching:** Luminaries installed to meet the minimum 40 lumens per watt requirement shall not contain medium base incandescent lamp sockets and shall be on separate switches from any incandescent lighting.

☐ ☐ **Gas connector:** The listed metal connector for a gas range or oven installation shall be sized to appliance demand (established by manufacturer) and shall be a maximum of 6 feet long per CPC Section 1212.0.

☐ **Environmental exhaust duct termination (kitchen exhaust fan):** Ducts shall terminate outside the building and shall be equipped with a back-draft damper per CMC Section 504.1. Ducts shall terminate 3 feet from property line and 3 feet from openings into building.

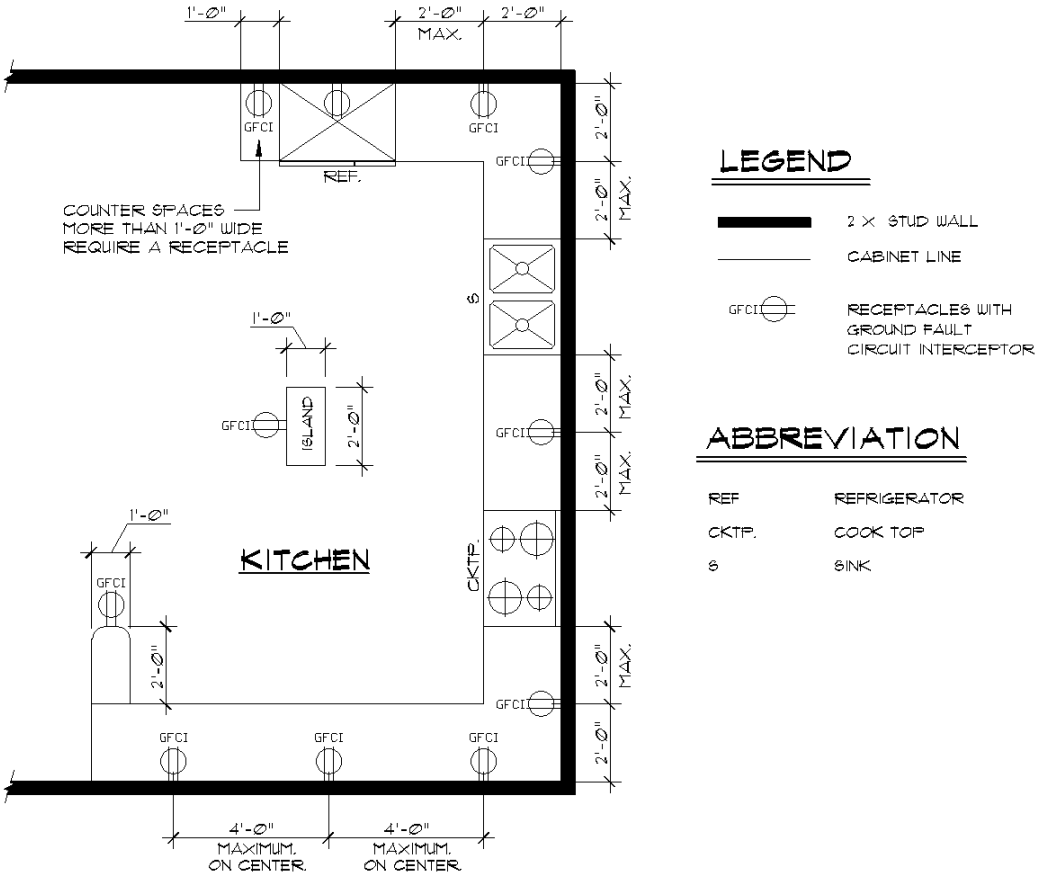
9. INSPECTIONS

- A minimum of two inspections is required for kitchen remodels. A rough electrical inspection should be scheduled after the electrical boxes are installed and before any devices are connected. Any other structural, mechanical, or plumbing alterations should also be scheduled for a rough inspection. The final inspection should be scheduled after all the work is completed.

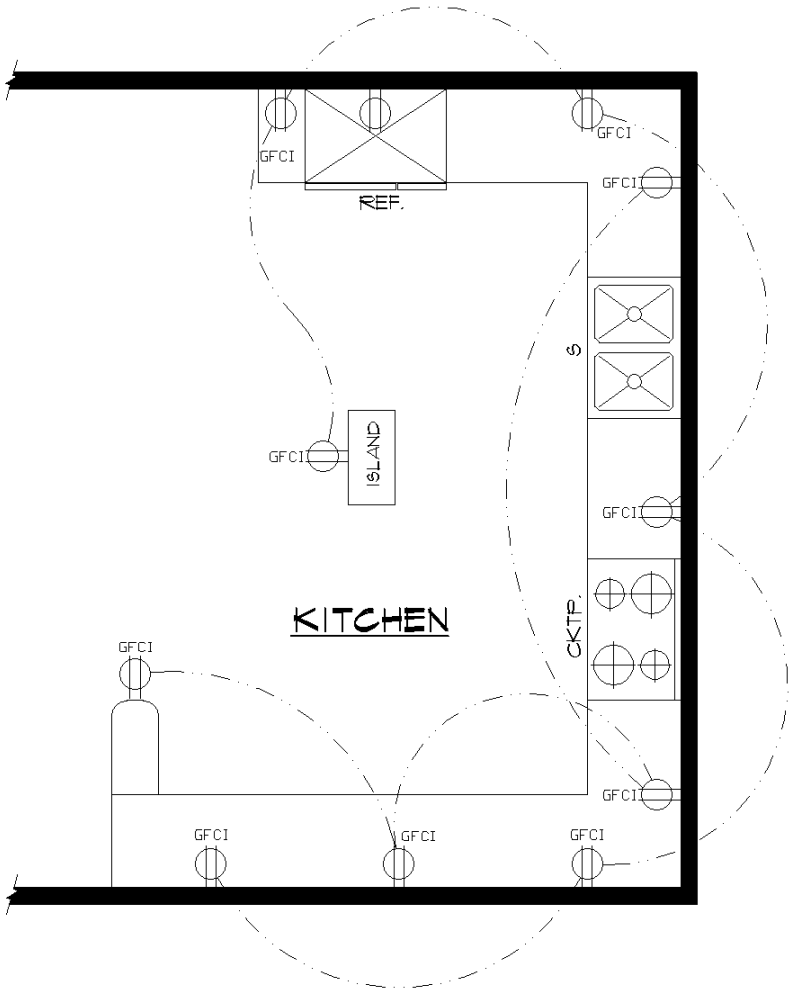
- Permits expire 180 days after the last passed inspection.

10. QUESTIONS:

- If you have any questions regarding your project contact the Building & Safety Division at (408) 586-3240.



SAMPLE RECEPTACLES ELECTRICAL FLOOR PLAN



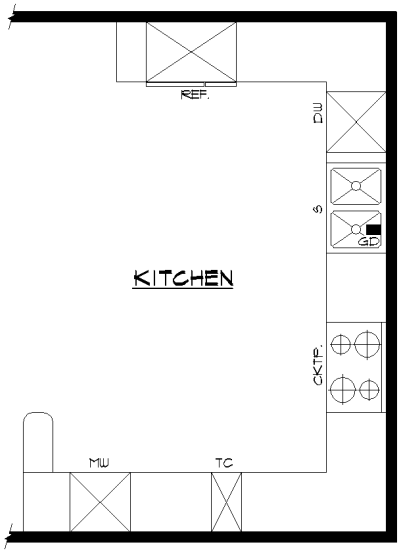
LEGEND

▬▬▬	2 × STUD WALL
———	CABINET LINE
GFCI ⊖	RECEPTACLES WITH GROUND FAULT CIRCUIT INTERCEPTOR
⊖	RECEPTACLES

ABBREVIATION

REF	REFRIGERATOR
CKTP.	COOK TOP
S	SINK

SAMPLE RECEPTACLES ELECTRICAL FLOOR PLAN



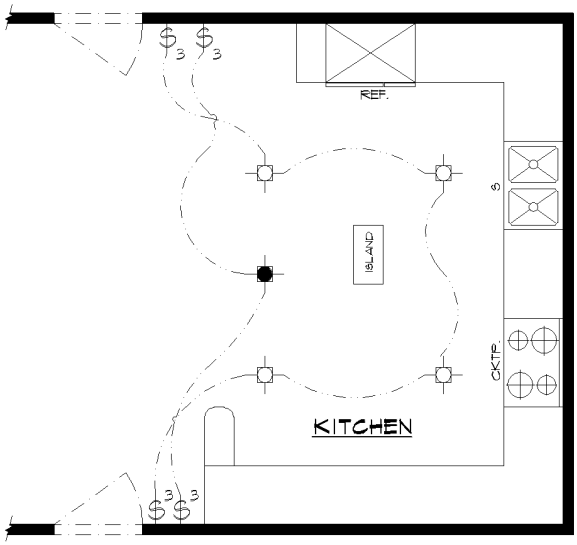
SAMPLE FLOOR PLAN

REQUIRED CIRCUITS

(2)	SMALL APPLIANCES BRANCH CIRCUIT
(1)	LIGHTING
(1)	GARBAGE DISPOSAL
(1)	TRASH COMPACTOR
(1)	RANGE
(1)	OVEN
(1)	DISHWASHER
(1)	WARMER DRAWER
(1)	INSTANT HOT
(1)	MICROWAVE
(1)	HOOD
(1)	REFRIGERATOR (IF BUILT IN)

ABBREVIATION

REF	REFRIGERATOR
CKTP.	COOK TOP
S	SINK
DW	DISHWASHER
GD	GARBAGE DISPOSAL
MW	MICROWAVE



LEGEND

	2 X STUD WALL
	CABINET LINE
	26 WATT HIGH EFFICAY FLUORESCENT
	100 WATT INCANDESCENT
$3	3-WAY SWITCH

ABBREVIATION

REF	REFRIGERATOR
CKTP.	COOK TOP
S	SINK

SAMPLE LIGHTING FLOOR PLAN

CITY OF MILPITAS

BUILDING & SAFETY DEPARTMENT

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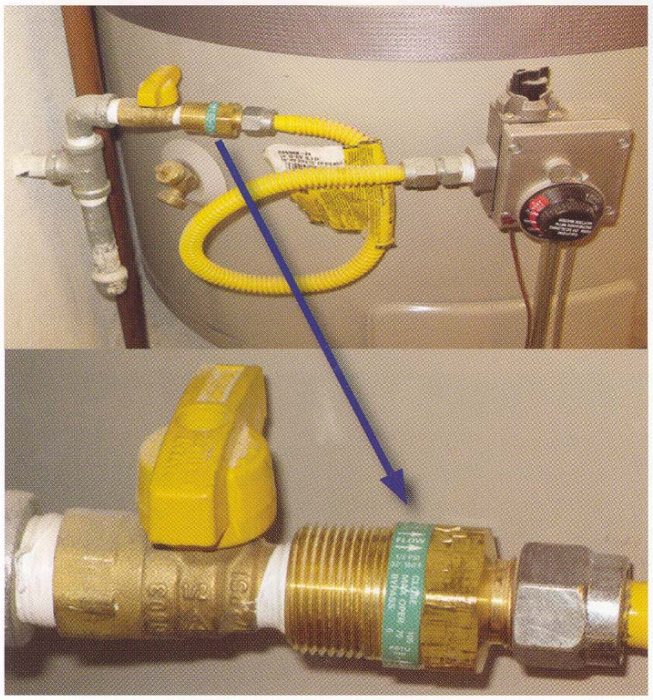
Effective April 4, 2008
Install Automatic Gas Shut-off Devices when replacing any existing gas fuel appliance or when providing alteration or addition to the existing gas fuel line

Automatic Gas Shut-off Devices are required for New Buildings Since July 19, 2007

In addition to the new buildings "beginning April 4, 2008" The City of Milpitas Building & Safety Department will start requiring the installation of Automatic Gas Shut-off Devices when replacing any existing gas fuel appliance or when providing alteration or addition to the existing gas fuel line

What is it?

II-170-1.03 **"Excess Flow Gas Shut-off Device"**
"Excess Flow Gas Shut-off Device" shall mean those valves or devices that are not actuated by motion, but are activated by significant gas leaks or overpressure surges, which can occur when pipes rupture inside the structure. The design of the device shall provide a proven method to provide automatically for expedient and safe gas Shut-off in an emergency. The design of the device shall provide a capability for ease of consumer or owner resetting in a safe manner. The device shall be certified by the Office of State Architect or the operational and functional design of the device shall meet or exceed the device certified by the Office of the State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the Office of State Architect may be made by one of the following: the Independent Laboratory of the International Accreditation Services (IAS), Underwriter's Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.



Excess Flow Valve at Water Heater

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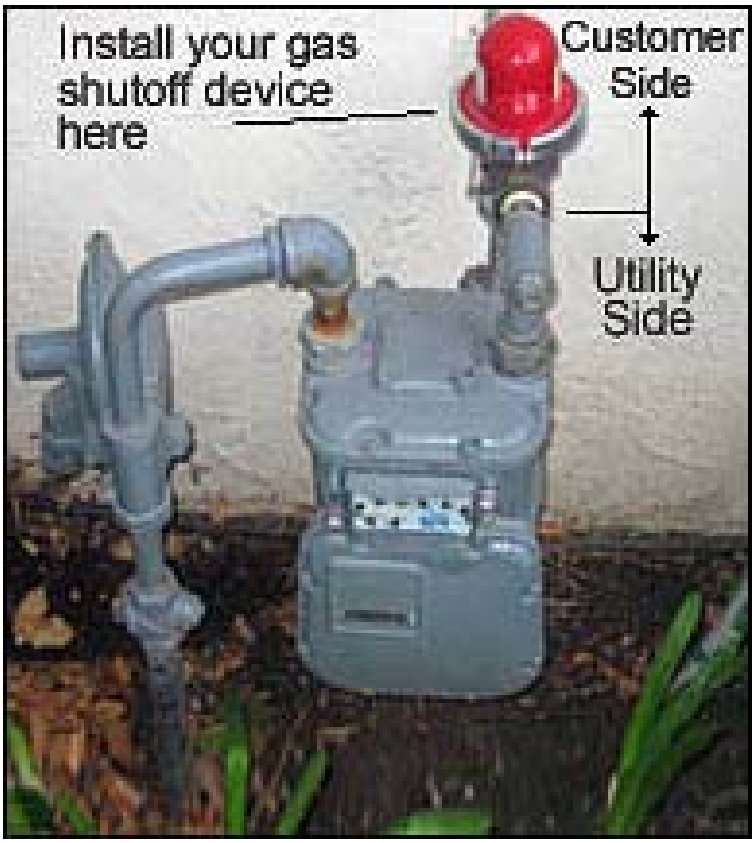
II-170-1.04 **"Seismic Gas-Shut-Off Device"**

"Seismic Gas Shut-off Device" shall mean a system consisting of a seismic sensing device and a gas Shut-off device designed to actuate automatically. The system may consist of separable components or may incorporate all functions in a single body. Where separable components are utilized, the companion gas-shut-off will be installed in a gas piping system in order to shut off the gas downstream of the location of the gas seismic sensing device in the event of a severe seismic disturbance. The device shall be certified by the Office of State Architect and the operational functional design of the device shall meet or exceed the device certified by the Office of State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the Office of State Architect may be made by one of the following: the Independent Laboratory of the International Accreditation Services (IAS), Underwriter's Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.



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Where devices shall be installed?

1. An approved Seismic Gas Shut-off Device (motion sensitive) or an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed downstream of the gas utility meter and Excess Flow Gas Shut-off Devices shall be installed at each gas fuel appliance outlet on each fuel gas line where the gas line serves any **new building (commercial, industrial or residential)** containing fuel gas piping for which a building permit is first issued on or after the effective date of the ordinance.
2. An approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed at gas fuel appliance outlet when **replacing any existing gas fuel appliance**.
3. An approved Seismic Gas Shut-off Device (motion sensitive) or an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed downstream of gas utility meter when providing **alteration or addition to the existing gas fuel line** and an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed at gas fuel appliance outlet when replacing any existing or installing new gas fuel appliance.

II-170-2.01 Exceptions

(a) Automatic Gas Shut-off Devices installed on a gas distribution system owned or operated by a public utility shall not be subject to the requirements of this chapter.

(b) This ordinance shall not apply to mechanical process equipment used in manufacturing.

Who can install it?

A contractor licensed in the appropriate classification by the State of California and in accordance with the manufacturer's instructions shall install automatic Gas Shut-off Devices.